

Exhibit "A"

C. Dale Janney, Attorney
45 Calvert Street
Annapolis, Maryland 21401

**SUBSTITUTED
TRUSTEE'S SALE
OF
VALUABLE FEE-SIMPLE PROPERTY
WITH IMPROVEMENTS**

**AT
537 Beebe Court
Frederick, Maryland 21701**

Under and by virtue of the power of sale contained in a certain Deed of Trust to T. Mark Stamm and Robert J. Becker, Trustees, dated June 29, 1984, and recorded among the Land Records of Frederick County, Maryland at Liber 1249, Folio 202, and Substitution of Trustees dated June 19, 1987 and recorded in Liber 1425, folio 423, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the Frederick County Court House on

THURSDAY, SEPTEMBER 17, 1987

AT 11:00 A.M.

LOT numbered One Hundred Seven (107) in the subdivision known as "Plat Four, Section Eight, HILLCREST ORCHARDS" as per plat recorded in Plat Book 27 at Plat No. 82, among the Land Records of Frederick County, Maryland.

Improvements: The property is improved by a dwelling and sold in fee simple. The property is sold in "AS IS" condition without warranty as to the actual improvements.

Sold in fee simple.

The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF SALE: A deposit of \$3,000.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash within 30 days after final ratification of the sale by the Circuit Court for Frederick County. Interest to be paid on unpaid purchase money at the rate of 11% per annum from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

**C. DALE JANNEY
L. PAUL HICKIN,
SUBSTITUTED TRUSTEES**

**TROUT AUCTIONEERS
15 N. Court Street
Frederick, Maryland 21701**

Nov 12 10 35 AM '87